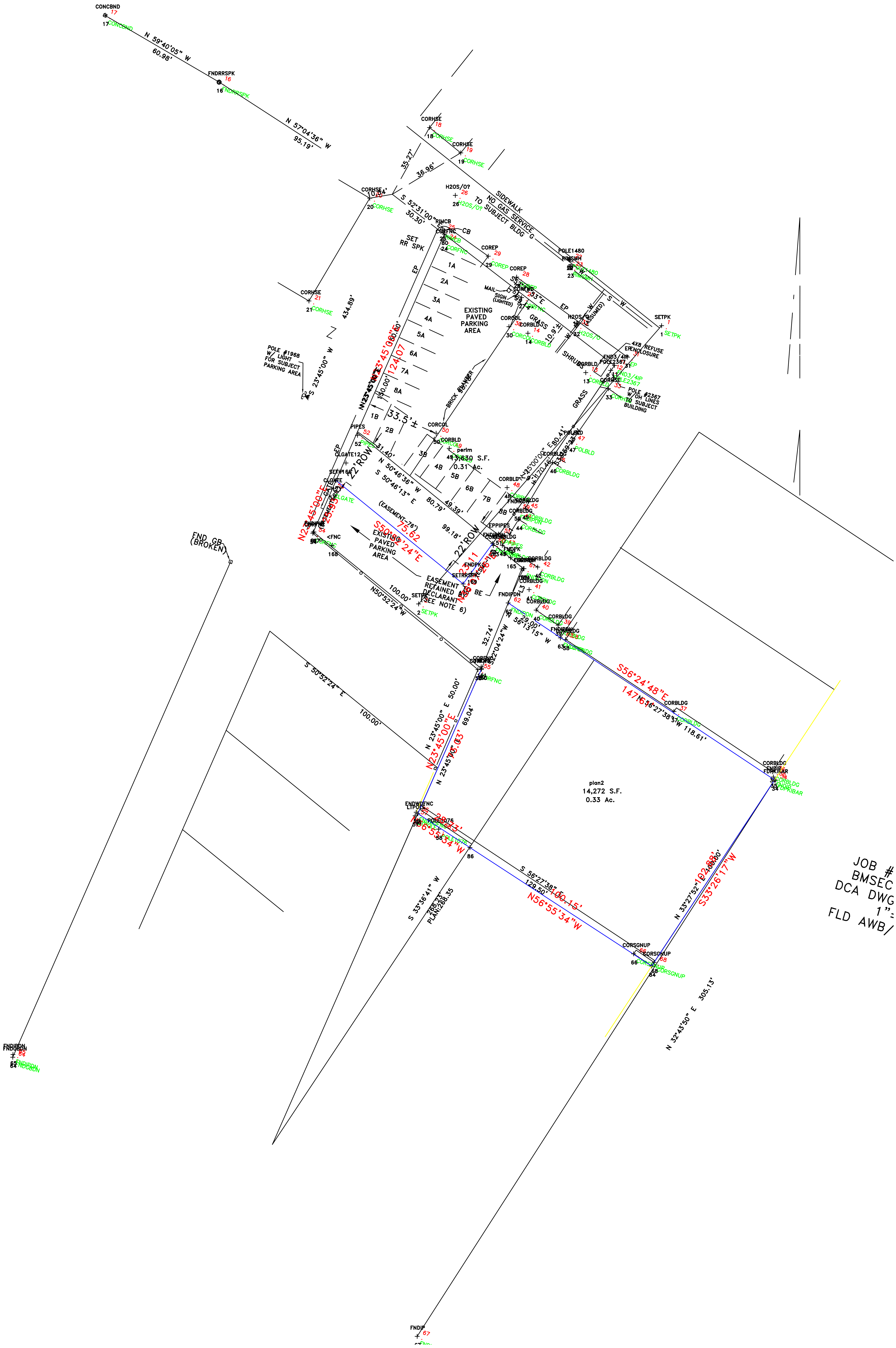


CONCBND
N 59°40'05" W
60.98'
FNDRRSPK
N 57°04'36" W
95.19'
CORHSE
SIDEWALK
NO GAS SERVICE
TO SUBJECT BLDG
S 52°31'00" E
30.30'
36.96'
35.27'
SET RR SPK
EXISTING PAVED PARKING AREA
POLE #1968 W/ LIGHT FOR SUBJECT PARKING AREA
S 23°45'00" W
434.89'
SETPK
4X8 REFUSE ENCLOSURE
POLE #2367 W/ OH LINES TO SUBJECT BUILDING
SHRUB
GRASS
BRICK PLANTER
33.5'±
perim
13,630 S.F.
0.31 Ac.
22'ROW
S 50°46'13" E
80.79'
N 50°46'36" W
31.40'
49.39'
99.18'
(EASEMENT-76')
EXISTING PAVED PARKING AREA
EASEMENT RETAINED BY DECLARANT (SEE NOTE 6)
FND GR (BROKEN)
N50°52'24"W
100.00'
S 50°52'24" E
100.00'
32.74'
N 23°45'00" E 50.00'
69.04'
S56°24'48"E
147.63'
N 56°27'38" W
118.61'
plan2
14,272 S.F.
0.33 Ac.
S 56°27'38" E
129.50'
N56°55'34"W
130.15'
S 33°36'41" W
PLAN:268.35
N 33°27'52" E
S33°26'17"W
102.89'
CORSGNUP
N 32°43'50" E 305.13'
FNDIP
JOB #
BMSEC
DCA DWG
1"
FLD AWB/

Command= 210-
Point#, Start#-End# or G#= 1-1197

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
------------------------		-12-05-2023-----		-15:14:43-	----------------	--D:...\BMSECOND	
		9.32	SETPK	1	5000.0000	5000.0000	
		8.86	SETPK	2	4871.6530	4887.8231	TRA
				3	0.0000	0.0000	TRA
		9.98	FNDPK	10	4857.8300	5163.5703	SS
		9.06	FND3/4IP	11	4981.6807	4978.2721	SS
		9.14	POLE2367	12	4979.3651	4976.5051	SS
		8.76	CORBLD	13	4978.3436	4965.0097	SS
		8.79	CORBLD	14	4996.5009	4938.2791	SS
		9.53	NOTHING	15	5022.5883	5019.7425	SS
		8.25	FNDRRSPK	16	5112.4276	4795.8163	SS
		8.42	CONCBND	17	5143.2211	4743.1866	SS
		7.74	CORHSE	18	5091.4015	4892.8869	SS
		8.63	CORHSE	19	5079.7312	4907.2758	SS
		8.30	CORHSE	20	5058.8409	4865.2901	SS
		8.06	CORHSE	21	5011.4194	4837.2501	SS
		9.29	POLE1480	22	5030.5973	4957.4364	SS
		9.11	RIMSMH	23	5027.0541	4957.8089	SS
		8.72	CORFNC	24	5039.5122	4899.5411	SS
		8.08	RIMCB	25	5044.1597	4898.8275	SS
		8.71	H2OS/O?	26	5060.1108	4904.8110	SS
		8.87	CORFNC	27	5012.9505	4935.4156	SS
		8.79	COREP	28	5022.4423	4933.1147	SS
		8.83	COREP	29	5032.0624	4920.0171	SS
		8.92	CORCOL	30	4999.5524	4929.5714	SS
		8.95	EP	31	4985.5301	4984.2742	SS
		8.90	H2OS/O	32	5000.1317	4960.5702	SS
		8.81	CORHSE	33	4970.9485	4975.4739	SS
		10.89	FDPKIBAR	34	4790.4564	5052.1581	SS
		10.90	FNDIP	35	4791.8088	5051.5965	SS
		11.05	CORBLDG	36	4794.2446	5051.2250	SS
		9.86	CORBLDG	37	4822.0140	5005.7192	SS
		9.78	CORBLDG	38	4855.2501	4955.7198	SS
		9.42	CORBLDG	39	4861.8690	4952.2342	SS
		9.39	CORBLDG	40	4868.8086	4942.0785	SS
		9.41	CORBLDG	41	4878.2439	4938.8391	SS
		8.94	CORBLDG	42	4888.6830	4942.7851	SS
		9.25	CORBLDG	43	4898.6791	4926.5197	SS
		8.98	CORBLDG	44	4910.6449	4934.0427	SS
		8.81	CORBLDG	45	4915.5782	4937.0030	SS

JOB #4 142royal [1197]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
------------------------12-05-2023-----15:14:43------------------D:...\BMSECOND							
		9.44	CORBLDG	46	4936.8988	4949.7714	SS
		9.23	POLBLD	47	4946.6887	4958.6596	SS
		9.38	CORBLD	48	4925.3006	4928.7228	SS
		9.41	CORBLD	49	4943.3996	4901.9801	SS
		9.63	CORCOL	50	4950.3937	4895.9597	SS
		9.39	EPPIPES	51	4903.8416	4924.7410	SS
		8.82	PIPES	52	4949.4744	4859.6325	SS
		8.71	CLGATE	53	4924.7054	4847.7601	SS
		8.69	CORFNC	54	4904.2560	4839.0338	SS
		9.47	CORFNC	55	4841.3739	4915.2587	SS
		9.21	ENDWDFNC	56	4775.5389	4886.7634	SS
		9.27	LTPOLE	57	4773.9260	4886.2338	SS
		9.26	POLE1076	58	4767.7653	4897.0877	SS
		8.54	FNDIPDN	59	4915.0124	4933.3213	SS
		8.34	FNDIPDN	60	4899.5543	4922.0391	SS
		8.63	FNDIPDN	61	4887.9200	4936.2753	SS
		8.89	FNDIPDN	62	4872.1145	4929.1905	SS
		9.54	FNDIPDN	63	4855.9902	4953.2956	SS
		7.67	FNDGBDN	64	4662.5500	4700.5274	SS
		7.55	FNDIPDN	65	4663.7842	4700.6498	SS
		13.76	CORSGNUP	66	4710.2755	4987.1204	SS
		-5.57	FNDIP	67	4533.7737	4887.1776	SS
		-5.57	CORSGNUP	68	4706.3141	4996.5406	SS
				70	5015.9609	4864.3187	INT
				71	5015.9609	4864.3187	INT
				72	5023.6465	4863.6641	INT
				73	5023.7465	4863.6685	INT
				74	5029.1755	4851.3497	INT
				75	5060.6136	4875.6800	INT
				80	5042.1752	4899.7239	SS
				81	4904.8784	4839.3119	SS
				82	4841.7748	4916.8872	TRA
				83	4579.1480	4799.2318	SS
				84	4704.6049	4995.4676	SS
				85	4777.1258	4888.4399	SS
				86	4759.2567	4911.5479	SS
				87	4774.8368	4887.4571	SS
				88	4760.7001	4912.6828	TRA
				89	4760.6732	4912.7225	INT
				90	4634.3652	4825.6248	TRA
				91	4578.8551	4908.8031	INT
				95	4774.9332	4887.4762	INT
				96	4633.3775	4827.6691	INT
				97	4577.8297	4910.8223	INT
				98	4578.1010	4910.3095	TRA
				99	5088.7671	4834.3595	SS
				100	4776.9341	4888.3566	TRA
				101	4648.7236	4694.4437	SS
				102	4630.2851	4718.4876	TRA
				103	5113.1584	4796.2936	TRA
				104	5144.2969	4743.9562	SS
				105	4533.7737	4887.1776	
				106	4579.6443	4799.2765	TRA
				107	4568.5440	4793.5290	TRA
				108	4630.1463	4718.7308	TRA
				109	4658.7125	4836.3379	TRA
				110	4676.0506	4738.6253	TRA
				111	4613.0308	4816.0109	INT

JOB #4 142royal [1197]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
------------------------	------------12-05	-2023-----		15:14:43	------------------	--------D:...	\BMSECOND
				112	4826.1687	4910.0204	TRA
				113	4731.3607	4868.3039	TRA
				114	4891.7747	4916.8676	TRA
				115	4887.5403	4937.0245	TRA
				116	4871.9343	4930.1577	TRA
				117	4777.1263	4888.4412	SS
				118	4622.5119	4820.4092	SS
				119	4760.8283	4912.8261	INT
				120	4845.6391	4969.4930	TRA
				121	4705.2572	4995.9637	TRA
				122	4790.0680	5052.6305	TRA
				130	4953.7286	5019.7290	TRA
				131	4855.8262	4953.7188	INT
				132	4856.0714	4953.3496	INT
				133	4711.9195	4988.2594	INT
				134	4704.6578	4995.4196	TRA
				135	4705.3209	4995.8684	INT
				140	5049.7280	4711.4489	TRA
				141	4996.3610	4793.0946	TRA
				142	4968.7857	4835.2818	TRA
				150	4856.0711	4953.3500	TRA
				151	4918.3425	5122.9665	TRA
				152	4832.4910	5066.2760	TRA
				153	4902.8234	4958.2788	TRA
				154	4969.6686	4987.6914	TRA
				155	5000.0089	4999.9948	TRA
			FNDPK	160	4841.5226	4916.7954	SS
			CORFNC	161	4842.6797	4916.7335	SS
			CORFNC	162	4887.8262	4935.5048	SS
			CORFNC	163	4898.5432	4922.3336	SS
			FNDPK	164	4887.8988	4936.4933	SS
			FNDPK	165	4892.9795	4930.2999	SS
			CLGATE12	166	4936.6473	4854.3225	SS
			FNDIPIN	167	4904.8095	4839.5781	SS
			<FNC	168	4898.6354	4847.9677	SS
			FNDPK	169	4885.8277	4912.2017	SS
			SETRRSPK	170	4880.8768	4908.3894	SS
			SETIP	171	4928.6122	4849.7538	SS
			offset	200	4924.2723	4855.0878	TRA
			proplc	201	4880.8910	4908.4177	INT
			proplc	202	4928.6108	4849.7544	INT
				300	4899.0349	4921.6600	INT

Point#, Start#-End# or G#= 4-

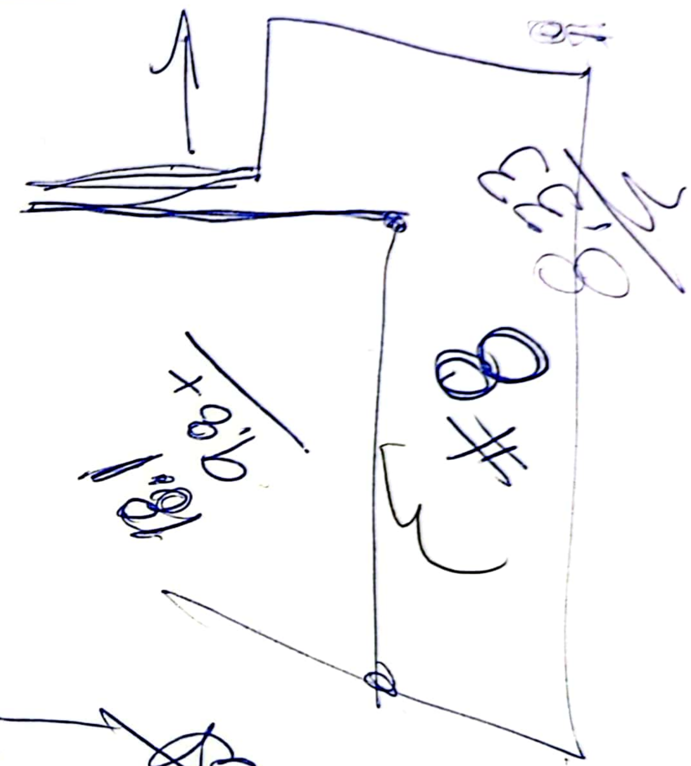
405 McCarthy

SEE 142

0.1 area

BM second
JOB 4
FB 40

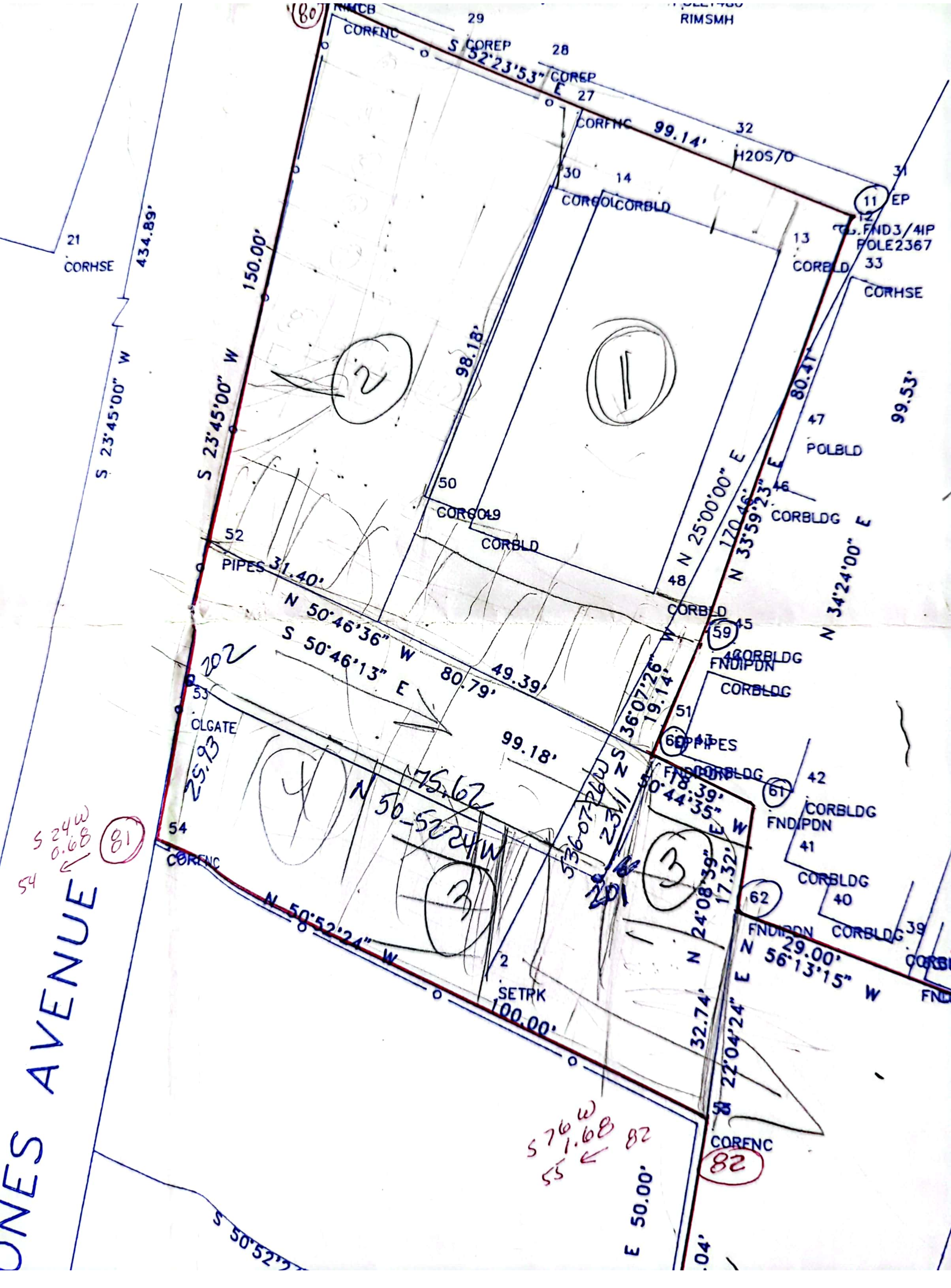
137 Lot 2



CALLED MILLENIUM 1/16/04 why points OFF MINE

Henry said they were trying to hold my stuff said he would get back to me.

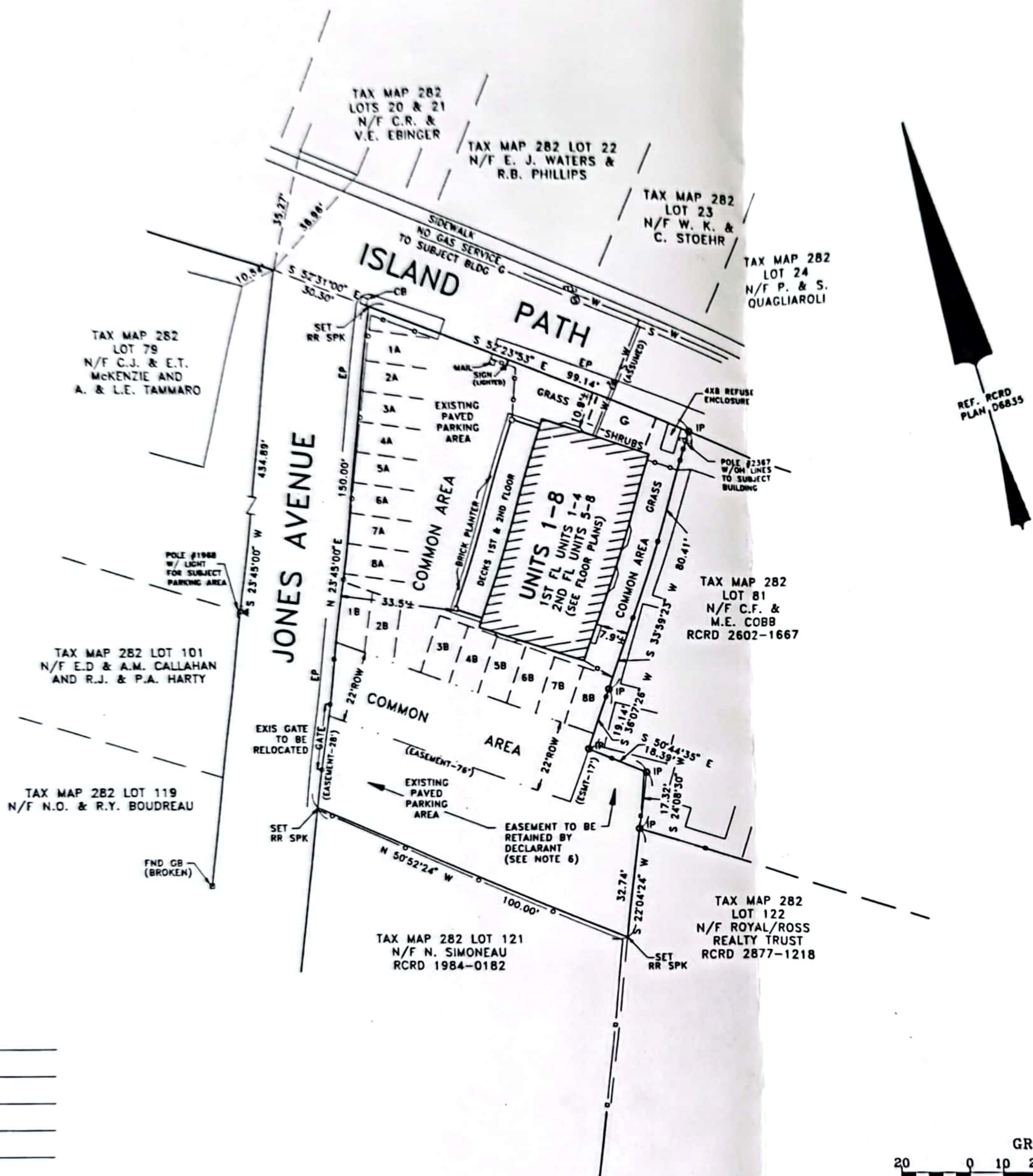
Electric heat
gas



RIMSMH
CORFNC
29
S 52°23'53" E
COREP
28
COREP
27
CORFNC
99.14'
32
H2OS/O
31
11 EP
FND3/4IP
POLE2367
13
CORBLD
33
CORHSE
30
14
CORCOL
CORBLD
21
CORHSE
434.89'
S 23°45'00" W
150.00'
S 23°45'00" W
98.18'
80.41'
99.53'
47
POLBLD
46
CORBLDG
N 34°24'00" E
N 25°00'00" E
170.46'
N 33°59'23" E
50
CORCOL
49
CORBLD
52
PIPES
31.40'
N 50°46'36" W
48
CORBLD
45
59
FNDIPDN
CORBLDG
S 50°46'13" E
80.79'
49.39'
S 36°07'26" W
19.14'
51
53
CLGATE
99.18'
PIPES
FNDIPDN
CORBLDG
18.39'
S 50°44'35" W
42
61
CORBLDG
FNDIPDN
41
54
CORFNC
N 50°52'24" W
N 24°08'39" E
17.32'
62
CORBLDG
40
FNDIPDN
CORBLDG
39
29.00'
N 56°13'15" W
2
SETRK
100.00'
32.74'
N 22°04'24" E
55
CORFNC
50.00'
S 50°52'
ONES AVENUE

ABUTTERS' LIST

LOT 20 LOT 21	CARL R. & VERA E. EBINGER 21810 S.W. 99TH AVENUE MIAMI, FL 33190
LOT 22	EDMUND J. WATERS, JR. & ROGER B. PHILLIPS 87 NORTH STATE STREET CONCORD, NH 03301
LOT 23	WILLIAM K. & CHARLOTTE STOEHR 745 HARTFORD PIKE NORTH SCITUATE, RI 02857
LOT 24	PAUL & SUSAN QUAGLIAROLI 32 CAMBRIDGE STREET WEST HARTFORD, CT 06091
LOT 79	CHARLES J. & ELINOR T. McKENZIE ALFRED & LILLIAN E. TAMMARO 14 FLINT AVENUE SOMERVILLE, MA 02145
LOT 81	CHARLES F. & MARY E. COBB 31 ADAMS STREET MEDFORD, MA 02155
LOT 101	EDWARD D. & ANN M. CALLAHAN ROBERT J. & PATRICIA A. HARTY 6 SOUTH RHODA STREET TEWKSBURY, MA 01876
LOT 119	NORMAN O. RITA Y. BOUDREAU 7 SOUTH OLIVER STREET TEWKSBURY, MA 01876
LOT 121	NORMAND L. SIMONEAU 18 WATSON STREET NASHUA, NH 03060
LOT 122	ROYAL/ROSS REALTY TRUST ERIC B. ROYAL & PETER ROSS, TRUSTEES 17 KENSINGTON, ROAD HAMPTON FALLS, NH 03844

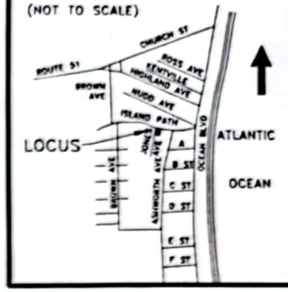


LEGEND

—o—o—	CHAIN LINK FENCE
—x—x—	WOOD FENCE
—S—S—	SEWER LINE
—W—W—	WATER LINE
	UTILITY POLE
SET RR SPK	RAILROAD SPIKE SET
EP	EDGE PAVEMENT
CB	CATCH BASIN
FND GB	FOUND GRANITE BOUND
	SEWER MANHOLE
	WATER SHUTOFF
O IP	FOUND IRON PIPE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS

LOCATION PLAN

(NOT TO SCALE)



NOTES

1. OWNER OF RECORD: ROYAL/ROSS REALTY TRUST
   ERIC B. ROYAL AND PETER ROSS, TRUSTEES
   17 KENSINGTON ROAD, HAMPTON FALLS, NH 03844
2. TOTAL AREA: 13,630 SQ FT±
   DEED REFERENCE: RCRD 2877-1218
   TAX MAP 282 LOTS 80 & 102
   ZONING CLASS: BUSINESS SEASONAL
3. REFERENCE PLANS:
   RCRD PLAN # D 6835
   RCRD PLAN # D 18049
   RCRD PLAN # 01546
   RCRD PLAN 1379-310
   REFERENCE DEEDS:
   RCRD 1932-052 RCRD 1084-341
   RCRD 1427-046 RCRD 780-023
4. SPECIAL EXCEPTION GRANTED BY ZBA FOR CONDOMINIUM CONVERSION OF EXISTING UNITS:
   CASE # 51-91, DATE OF HEARING: 7/18/91
   REFERENCE ZONING ARTICLES AS FOLLOWS:
   ARTICLE IV 4.8 SEALED AREA, ART VIII 8.2.1
   ARTICLE VIII 8.2.3 MULTI-FAMILY SETBACK
   ARTICLE VIII 8.2.4 DRIVE & PARKING SETBACK
   ARTICLE VIII 8.2.6 OPEN SPACE BUFFER
5. ALL PARKING SPACES SHOWN ARE 9'X18'
   2 SPACES PER DWELLING UNIT REQUIRED.
   8 UNITS X 2 = 16 SPACES ASSIGNED AS SHOWN. + 1 GUEST
6. PERPETUAL (ASSIGNABLE) EASEMENT OVER 3280 SQ FT± OF COMMON AREA AS SHOWN TO BE RETAINED BY ROYAL/ROSS REALTY TRUST FOR PARKING ONLY. EASEMENT INCLUDES RIGHT OF ACCESS THROUGH 22' ROW AS SHOWN.
7. SUBJECT PROPERTY LIES WITHIN FEMA FLOOD HAZARD ZONE A2 AS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 330132 0012B
   EFFECTIVE DATE: JULY 3, 1986.
   100 YEAR FLOOD LEVEL PER REFERENCE MAP: EL. 9
   FIRST FLOOR ELEV SUBJECT BUILDING = ELEV. 9.78.
   DATUM IS NGVD AS PER RCRD PLAN #D18049.
8. LOT AREA PER DWELLING UNIT:
   1600 SF/UNIT X 8 UNITS = 12800 SF REQUIRED.
   TOTAL LOT AREA = 13630 SF PROVIDED.
9. APPROXIMATE SEALED AREA: 87%.
10. ALL PREVIOUS INTERIOR LOT LINES ARE DEEMED ELIMINATED BY RCRD 1932-0052 DATED 9/20/68.
11. UTILITIES ARE AS FOLLOWS:
    SEWER: COMMON SERVICE
    WATER: COMMON SERVICE
    ELECTRICAL (INTERIOR): INDIVIDUAL METERS
    ELECTRICAL (HOT WATER & EXTERIOR LIGHTS): COMMON METER

I HEREBY CERTIFY THAT THIS SITE PLAN IS ACCURATE AND IN COMPLIANCE WITH RSA 356-B:20 (I). ALL UNITS DEPICTED HEREON ARE SUBSTANTIALLY COMPLETED.

Anne W. Bialobrzeski 7/10/91

PLANNING BOARD
TOWN OF HAMPTON

____

____

____

____

____

DATE: _______________

GRAPHIC SCALE

20 0 10 20 40 80

IN FEET
1" = 20'

STATE OF NEW HAMPSHIRE — ANNE W. BIALOBRZESKI — LICENSED LAND SURVEYOR

Anne W. Bialobrzeski
7/10/91
REV 7/19/91

SITE PLAN
FOR
ROSEWOOD MANOR CONDOMINIUM
IN
HAMPTON, NH

SCALE: 1" = 20' JULY 1991

PREPARED BY
STOCKTON SERVICES
HAMPTON, NH

REDUCED 1" = 40'



NO PARCEL 2,77,96,135,169

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY.
IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE ORIGINAL HORIZONTAL DATUM WAS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM NAD 1927. PRIOR TO DIGITIZING, C.A.I. CONVERTED THE DATUM TO NAD 1983

ORIGINAL PROPERTY MAPS WERE PREPARED BY G & UNDERWOOD ENGINEERS, INC. MAPS ARE REVISED AND REPRINTED BY CARTOGRAPHIC ASSOCIATES, INC.

DIGITIZED IN 1996 BY
CARTOGRAPHIC ASSOC. INC.
PROFESSIONAL CONSULTANTS
MUNICIPAL MAPPING – GIS – PROPERTY APPRAISAL
11 PLEASANT STREET, P.O. BOX 267, LITTLETON, NEW HAMPSHIRE 03561
(603)444-6768 – 1(800)322-4540 – FAX (603)444-1366

LEGEND

AREA . . . . 2.43 A OR 2.43 A±
DIMENSION . . . . 100'
MATCH REFERENCE . . . . "18-2"
RIGHT OF WAY
POOL
WATER . . . . OR
BUILDING
BUILDING NUMBER 320
COMMON OWNERSHIP . . . . OR
EASEMENT
WETLANDS

SCALE : 1" = 50'
FEET 0 50 100 150
METERS 0 12.5 25 37.5

REVISED TO : APRIL 1, 2003

PROPERTY MAPS
HAMPTON
NEW HAMPSHIRE

INDEX DIAGRAM
273 274 275
281 283
286 287

MAP
28

THE STATE OF NEW HAMPSHIRE

ROCKINGHAM, SS SUPERIOR COURT
Docket #

CHAT, CHEW & PLAY, L.L.C.

V.

ROSEWOOD MANOR CONDOMINIUM ASSOCIATION

PETITION FOR TEMPORARY
AND PERMANENT INJUNCTION

Now comes Chat, Chew & Play, L.L.C. of 253 Ocean Boulevard, Hampton, New Hampshire by Raymond Blondeau and complains against the Rosewood Manor Condominium Association, a voluntary association of unit owners with an address of Island Path, Hampton, New Hampshire as follows:

... Avenue, Hampton.

AND THE DEFENDANT COUNTERCLAIMS AS FOLLOWS:

1. The counterclaim plaintiff, Rosewood Manor Condominium Association is a New Hampshire Condominium Association duly authorized and organized under RSA 356-B, located

THE STATE OF NEW HAMPSHIRE

ROCKINGHAM, SS. SUPERIOR COURT

Chat, Chew & Play, LLC

v.

Rosewood Manor Condominium Association

Docket #02-E-0435

SETTLEMENT AGREEMENT

NOW COME Chat Chew & Play, LLC, and Rosewood Manor Condominium Association, and agree to settle the above referenced matter on the following terms:

1. The parties will prepare and obtain a lot line adjustment from the Hampton Planning Board.

2. The new southerly boundary between the parties' properties on Jones Avenue will be moved twenty five feet (25') northward from the existing southerly boundary. The new

Shaines & McEachern

Professional Association, Attorneys

November 22, 2002

Michael McCarthy, Esq.
Towle Office Park - Unit 105
One Merrill Industrial Drive
Hampton, NH 03842-1917

RE: *Rosewood Manor Condominium Association v. Raymond Blondeau, Individually and Chat, Chew & Play, LLC*

Dear Michael:

This letter will confirm our agreement reached at court the other day regarding the above-referenced matter.

First, the parties have agreed to continue the preliminary hearing for not less than 30 days while they explore a settlement possibility. After you left court the other day, I spoke with Brian Kenyon and he is agreeable to doing that.

The proposed settlement is as follows: the Condominium Association will deed to your client the small area on the northeasterly side of the condominium property on which your client's fence currently intrudes. The portion of your client's fence on that northeasterly corner would remain his. The chain link fence which was installed by your client but which runs on the northeasterly boundary of the Condominium Association property would become condominium property, and the Condominium Association would own and maintain that fence in the future. Likewise, the chain link fence which your client installed on the southwesterly side of the condominium property (along Jones Avenue) would become condominium property, and the Condominium Association would own and maintain it in the future. The Condominium Association will deed to your client the "L" shaped parking easement and forego all right, title and interest in that easement. Your client would deed to the Condominium Association his right to use the 22 foot right of way, and would forego all right, title and interest in that right of way in the future. A fence will be erected along the southerly boundary of the condominium property, running from Jones Avenue, with the parties to share the cost of installing the fence. The fence would be on condominium property, and would become condominium property, with the Condominium Association maintaining it in the future. Because of the need for a lot line revision, the parties would share the cost of applying for and obtaining a lot line revision with the Hampton Planning Board.

The one big issue which remains is the exact location of the fence to be installed along the southerly line. As you know, Mr. Blondeau at court requested that the fence not follow the easement line as shown by the plan because of his desire to retain the parking spaces he has laid

out in that area. At court, it was the Condominium Association's understanding that the line would only need to be moved a matter of inches in order to accommodate those spaces. In fact, when we went to the property with Mr. Blondeau and measured what he is looking for, the Condominium Association would have to give him an additional nine feet in order for him to accommodate his parking spaces. The problem is that this is too much property, because giving Mr. Blondeau nine feet means that the Condominium Association cannot use those parking spaces identified as 8B and 7B (at a minimum) as shown by the condominium plan. Mr. Blondeau offered to scale his request back for an additional 6 feet.

As you can imagine, the Condominium Association is somewhat reluctant to give to Mr. Blondeau so much extra property. However, we have agreed to explore the possibility of giving to him that extra 6 feet. (I would note that the 6 feet refers to the amount of property at the easterly side of the parking easement; the amount tapers off as you move towards Jones Avenue.)

The Condominium Association had a survey done by Parker Survey last year, and I have contacted Parker Survey to redraw that line on a plan, and to see if we can reconfigure the parking spaces so as to meet this request by Mr. Blondeau. I would expect that it would take at least 30 days to accomplish that, if not more. Once I hear back from Parker Survey, and have spoken about it with my client, I will contact you. In the meantime, if you have any questions regarding this matter, please do not hesitate to contact me.

Very truly yours,

SHAINES & MCEACHERN, P.A.

By:________________________
Jonathan S. Springer

JSS/sml
Enclosures

cc: Rosewood Manor Condominium Association

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **Royal-Ross General Partnership**, having a mailing address of P.O. Box 6751, Hampton, New Hampshire, for consideration received, hereby grants to CHAT, CHEW & PLAY, L.L.C., having a mailing address of 253 Ocean Boulevard, Hampton, New Hampshire, with **WARRANTY COVENANTS**, the following described premises:

PARCEL 1:

A certain tract of land, together with the buildings thereon, situated in Hampton, in the County of Rockingham, and the State of New Hampshire, in that portion thereof known as Hampton Beach, on the westerly side of Ashworth Avenue, as shown on Plan entitled, "Plan of Land at 18 Ashworth Avenue, Hampton, N.H." dated August 19, 1988, recorded in the Rockingham County Registry of Deeds, and more particularly bounded and described as follows:

Beginning at a point on the westerly side of Ashworth Avenue at land now or formerly of Raffaele and Teresina Larocca; thence along the westerly line of Ashworth Avenue S 48° 43' 42" W 50.40 feet to a point of lands now or formerly of CKN Hotel Group; thence by lands now or formerly of CKN Hotel Group N 40° 37' 51" W 117.62 feet to a point at lands now or formerly of Charles F. and Mary E. Cobb and Jerome Stellmach; thence by lands now or formerly of Cobb and Stellmach N 48° 43' 42" E 50.40 feet to a point at lands now or formerly of Adrian A. Thibault; thence by lands now or formerly of Thibault and Larocca, S 40° 37' 51" E, 117.62 feet to a point at the place of beginning. Containing approximately 0.14 acres.

For title reference see deed of Petron Mortgage Company Limited Partnership to this grantor, dated March 31, 1992 and being recorded in the Rockingham County Registry of Deeds at Book 2918, Page 2182.

PARCEL 2:

A certain easement in and to certain real estate located on the easterly side of Jones Avenue and the southerly side of Island Path in Hampton, County of Rockingham and State of New Hampshire, said easement is more particularly described as follows:

All of the grantor's right, title and interest in and to that perpetual easement over 3,280 square feet +/- of common area of the "Rosewood Manor Condominium", a condominium established by declaration dated June 23, 1992 and recorded in the Rockingham County Registry of Deeds at B. 2907, P. 569, for parking only together with the right of access through the 22' right of way. The location of said easement and said right of way are shown on site plan for said condominium which is recorded in Rockingham County Registry of Deeds as Plan #D-21192, 1 of 2.

For grantors' source of title see deed of Royal-Ross Realty Trust to this grantor dated 11/10/98, and recorded in Rockingham County Registry of Deeds at B. 3371, P. 1905. Also see Declaration of Condominium for Rosewood Manor Condominium and Appendix B thereto recorded in Rockingham County Registry of Deeds at B. 2907, P. 569. Finally, see Note #6 on site plan for said condominium, said plan being recorded in Rockingham County Registry of Deeds at Plan #D-21192, 1 of 2.

That certain 4' right of way for pedestrian access as reserved to Royal-Ross Realty Trust in deed of Royal-Ross Realty Trust to CHAT, CHEW & PLAY, L.L.C. dated May 21, 1998 and being recorded in the Rockingham County Registry of Deeds at Book 3294 Page 1837 is included in this conveyance as said right of way is an appurtenance to Parcels 1 and 2 above per RSA 477:26.

WITNESS our hands this 23rd day of June, 2000.

Royal-Ross General Partnership

Witness	By: Eric Royal, General Partner
Witness	By: Peter Ross, General Partner
Witness	By: Carolyn Rioux, General Partner
Witness	By: Michelle Merrill, General Partner
Witness	By: Rebecca Lufkin, General Partner
Witness	By: Claire Ross, General Partner

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION — REAL ESTATE TRANSFER TAX

6 THOUSAND 7 HUNDRED AND 50 DOLLARS

MO. DAY YR.		AMOUNT
062300	439075	$6750.00

VOID IF ALTERED

FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM

O.M.B. No. 3067-0077
Expires December 31, 2005

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1 - 7.

SECTION A - PROPERTY OWNER INFORMATION

For Insurance Company Use:
Policy Number
Company NAIC Number

BUILDING OWNER'S NAME
Roger Barter

BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO.
Unit 5, Rosewood Manor Condominium, 15 Island Path

CITY	STATE	ZIP CODE
Hampton	NH	03842

PROPERTY DESCRIPTION (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
Tax Map 282 Lot 80-5

BUILDING USE (e.g., Residential, Non-residential, Addition, Accessory, etc. Use a Comments area, if necessary.)
Residential condominium unit

LATITUDE/LONGITUDE (OPTIONAL) (##° - ##' - ##.##" or ##.#####°)
HORIZONTAL DATUM: ☐ NAD 1927 ☐ NAD 1983
SOURCE: ☐ GPS (Type): ☐ USGS Quad Map ☐ Other:

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP COMMUNITY NAME & COMMUNITY NUMBER	B2. COUNTY NAME	B3. STATE
Hampton, NH 330132	Rockingham	NH

B4. MAP AND PANEL NUMBER	B5. SUFFIX	B6. FIRM INDEX DATE	B7. FIRM PANEL EFFECTIVE/REVISED DATE	B8. FLOOD ZONE(S)	B9. BASE FLOOD ELEVATION(S) (Zone AO, use depth of flooding)
330132 0012	B	07/03/1986	07/03/1986	A2	9

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in B9.
☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other (Describe):

B11. Indicate the elevation datum used for the BFE in B9: ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other (Describe):

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No Designation Date

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

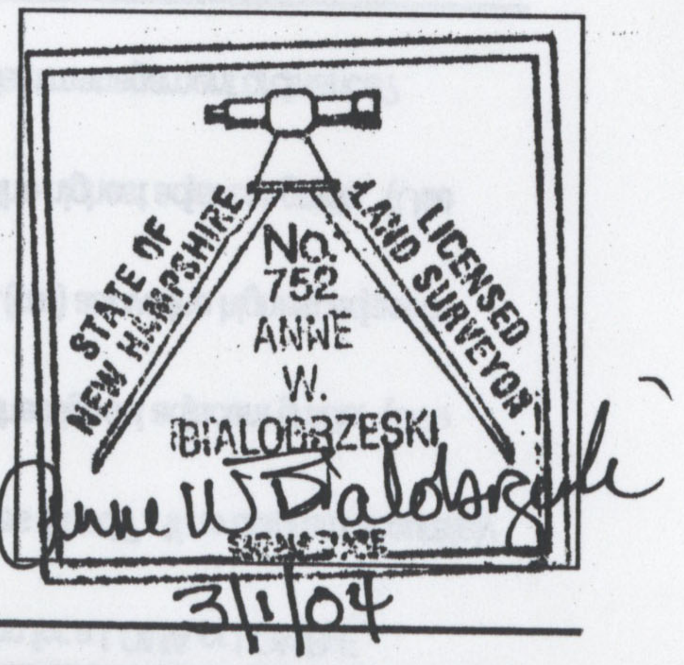
C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Building Diagram Number 8 (Select the building diagram most similar to the building for which this certificate is being completed - see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)

C3. Elevations – Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO
Complete Items C3.-a-i below according to the building diagram specified in Item C2. State the datum used. If the datum is different from the datum used for the BFE in Section B, convert the datum to that used for the BFE. Show field measurements and datum conversion calculation. Use the space provided or the Comments area of Section D or Section G, as appropriate, to document the datum conversion.
Datum NGVD1929 Conversion/Comments
Elevation reference mark used TBM Does the elevation reference mark used appear on the FIRM? ☐ Yes ☒ No

- ☐ a) Top of bottom floor (including basement or enclosure) 9. 78 ft.(m)
- ☐ b) Top of next higher floor 18. 2 ft.(m)
- ☐ c) Bottom of lowest horizontal structural member (V zones only) n/a. __ ft.(m)
- ☐ d) Attached garage (top of slab) n/a. __ ft.(m)
- ☐ e) Lowest elevation of machinery and/or equipment servicing the building (Describe in a Comments area) 10. 2 ft.(m)
- ☐ f) Lowest adjacent (finished) grade (LAG) 8. 7 ft.(m)
- ☐ g) Highest adjacent (finished) grade (HAG) 9. 6 ft.(m)
- ☐ h) No. of permanent openings (flood vents) within 1 ft. above adjacent grade 0
- ☐ i) Total area of all permanent openings (flood vents) in C3.h 0 sq. in. (sq. cm)

License Number, Embossed Seal, Signature, and Date



SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information.
I certify that the information in Sections A, B, and C on this certificate represents my best efforts to interpret the data available.
I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

CERTIFIER'S NAME Anne W. Bialobrzeski
LICENSE NUMBER 752

TITLE owner
COMPANY NAME Stockton Services

ADDRESS	CITY	STATE	ZIP CODE
Po Box 1306	Hampton	NH	03843-1306

SIGNATURE	DATE	TELEPHONE
	03/01/2004	603 474-1954

IMPORTANT: In these spaces, copy the corresponding information from Section A.

For Insurance Company Use:
Policy Number
Company NAIC Number

BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO.
Unit 5, Rosewood Manor Condominium, 15 Island Path

CITY	STATE	ZIP CODE
Hampton	NH	03842

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

COMMENTS
Elevations apply to entire building, Unit 5 is second story only
Electric heat, Town water & sewer, Natural gas.

☐ Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zone AO and Zone A (without BFE), complete Items E1 through E4. If the Elevation Certificate is intended for use as supporting information for a LOMA or LOMR-F, Section C must be completed.

E1. Building Diagram Number _(Select the building diagram most similar to the building for which this certificate is being completed – see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)

E2. The top of the bottom floor (including basement or enclosure) of the building is __ ft.(m) __ in.(cm) ☐ above or ☐ below (check one) the highest adjacent grade. (Use natural grade, if available).

E3. For Building Diagrams 6-8 with openings (see page 7), the next higher floor or elevated floor (elevation b) of the building is __ ft.(m) __ in.(cm) above the highest adjacent grade. Complete items C3.h and C3.i on front of form.

E4. The top of the platform of machinery and/or equipment servicing the building is __ ft.(m) __ in.(cm) ☐ above or ☐ below (check one) the highest adjacent grade. (Use natural grade, if available).

E5. For Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, C (Items C3.h and C3.i only), and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. *The statements in Sections A, B, C, and E are correct to the best of my knowledge.*

PROPERTY OWNER'S OR OWNER'S AUTHORIZED REPRESENTATIVE'S NAME

ADDRESS CITY STATE ZIP CODE

SIGNATURE DATE TELEPHONE

COMMENTS

☐ Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below.

G1. ☐ The information in Section C was taken from other documentation that has been signed and embossed by a licensed surveyor, engineer, or architect who is authorized by state or local law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. ☐ The following information (Items G4-G9) is provided for community floodplain management purposes.

G4. PERMIT NUMBER	G5. DATE PERMIT ISSUED	G6. DATE CERTIFICATE OF COMPLIANCE/OCCUPANCY ISSUED

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building is: ____. __ ft.(m) Datum:

G9. BFE or (in Zone AO) depth of flooding at the building site is: ____. __ ft.(m) Datum:

LOCAL OFFICIAL'S NAME TITLE

COMMUNITY NAME TELEPHONE

SIGNATURE DATE

COMMENTS

☐ Check here if attachments